



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

November 14, 2014

Blair E. Thompson
P.O. Box 110
Moultonborough, NH 03254

Re: 2 Lot Minor Subdivision, Blake Road, Map 66, Lot 6

Dear Mr. Thompson:

At their regular meeting held on Wednesday, November 12, 2014, the Planning Board approved your application for a minor two lot subdivision of Map 66, Lot 6, consisting of 4.07+/- acres in the Residential/Agriculture (RA) zoning district to create 1 new lot with 1.47 acres and one residual lot with 2.60+/- acres. This approval has the following conditions to be completed prior to the Chair signing the plat:

1. The Certified Wetland Scientist shall perform a rudimentary field observation to verify the older wetland delineations mapped in 2006.
2. Call out the Map Lot number of the Thompson lot that is to be burdened with the gravel drive access easement in note #3. Depict the limits of said easement by hatching on the plat. Submit the draft access easement instrument to the Development Services Office prior to Chair signing the plat.
3. Depict the easement areas for the 75 ft. well radius for new lot 6.1 on the two abutting lots by cross-hatching on the plat.
4. Set the boundary pins prior to the Chair signing the plat.
5. Add the owners' signature block to the plat & have the owner sign prior to the Chair signing the plat.
6. That the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,

Bruce W. Woodruff
Town Planner
bwoodruff@moultonboroughnh.gov

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
Jim Hambrook